

Dawes Road, SW6

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£525,000 *LEASEHOLD*

An exciting opportunity to buy a unique two bedroom, two bathroom split-level flat spanning approximately 795 sq. ft. within the sought-after Regal Court on Dawes Road, being sold with no onward chain.





Fulham & Parsons Green

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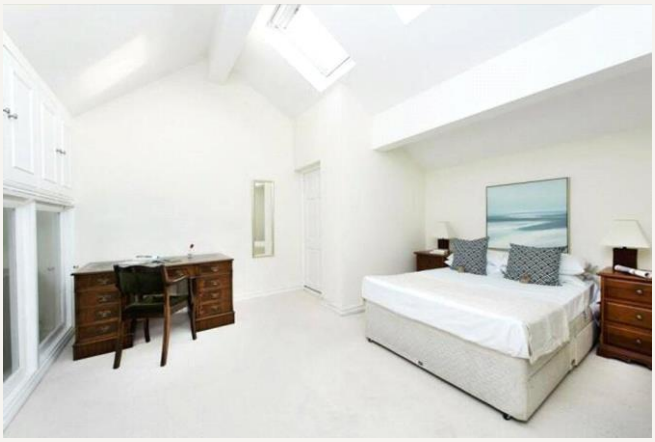
DESCRIPTION

You enter the property into a bright and spacious reception room featuring striking double-height ceilings, wood flooring and large windows which flood the space with natural light. The open-plan kitchen is positioned neatly to the side and is fitted with modern appliances and sleek cabinetry. The clever layout creates a wonderful sense of space and openness.

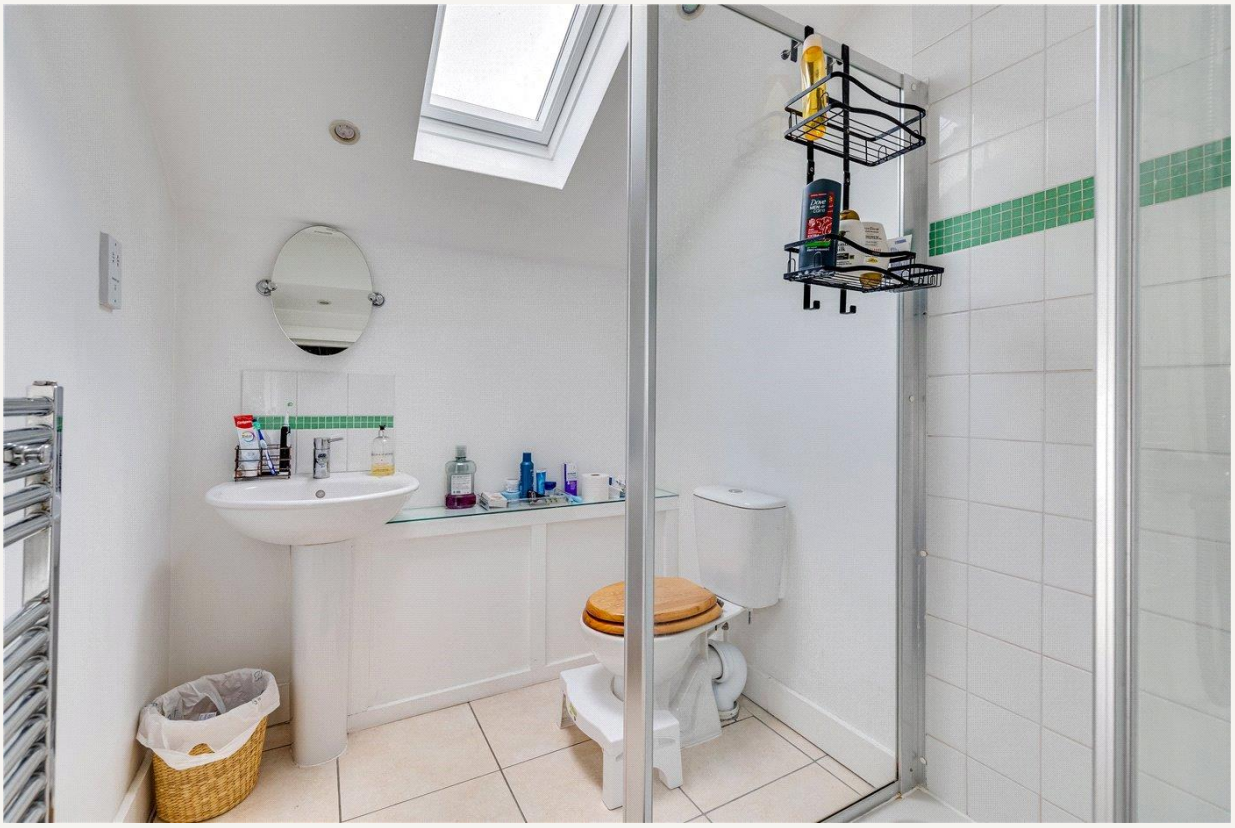
The lower floor is home to a good-sized double bedroom, complemented by a stylish bathroom finished in neutral tones. On the upper floor is the principal bedroom, which benefits from excellent storage and a further shower room. Ample storage is available throughout, including integrated storage and over-height cupboards.

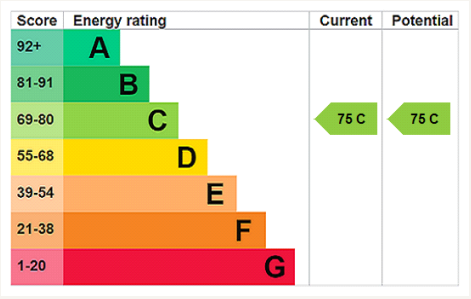
The property also benefits from access to a shared terrace, providing an additional outdoor space to enjoy during the warmer months.

Regal Court is situated at the Fulham Broadway end of Dawes Road, within easy reach of a wide selection of independent restaurants, local shops and amenities. Fulham Broadway Underground Station is approximately 0.3 miles away, providing access to the District Line and convenient connections into central London.









MATERIAL INFORMATION

Tenure: Leasehold

Term: 94 years 4 months

Service Charge: £2,044.22 per annum (subject to change)

Ground Rent: £100 per annum (subject to change)

Council Tax Band: D

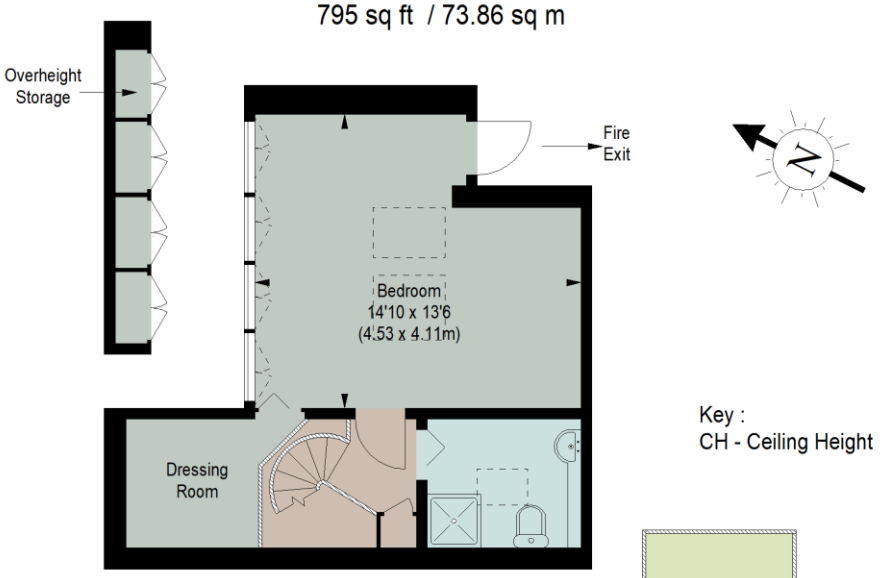
EPC rating: C

Is the property listed: Property is not listed



REGAL COURT, SW6

Approximate gross internal area
795 sq ft / 73.86 sq m



THIRD FLOOR

(30.54 m²)



SECOND FLOOR

(43.34 m²)

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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